



Technology Serving People, Inc. • Environmental Health & Engineering Services

**ASBESTOS & LEAD CONFIRMATION SURVEY  
LYONS HEALTH CENTER  
5602 LYONS AVENUE  
HOUSTON, TEXAS**

**PREPARED FOR:**

**CITY OF HOUSTON BUILDING SERVICES DIVISION  
PER  
CITY OF HOUSTON  
PROFESSIONAL SERVICES CONTRACT NO. 50531**

**PREPARED BY:**

**TECHNOLOGY SERVING PEOPLE, INC.  
2650 FOUNTAINVIEW, SUITE 335  
HOUSTON, TEXAS 77057  
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**SUBMITTED BY:**

A handwritten signature in black ink, appearing to read 'Bruce D. Peters', is written over a horizontal line.

**Bruce D. Peters, CIH**

**Licensed Asbestos Consultant TDH # 10-5336**

**MAY 17, 2000**

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**ASBESTOS & LEAD SURVEY REPORT  
LYONS HEALTH CENTER  
5602 LYONS AVENUE  
HOUSTON, TEXAS**

**EXECUTIVE SUMMARY**

Technology Serving People, Inc. (TSP) conducted site inspections of the Lyons Health Center, 5602 Lyons Avenue in Houston, Texas. Site inspections were conducted on April 24, April 26, and May 2, 2000. The purpose of this survey was as follows:

- 1) To review prior survey reports and to confirm their findings regarding asbestos-containing building materials (ACBM) with current site conditions.
- 2) To conduct any additional bulk sampling required to insure Texas Asbestos Health Protection Rules (TAHPR) requirements are met.
- 3) To conduct lead paint analysis to determine if lead based paints are present.

Representative bulk samples of suspect building materials were collected and all areas of the property were visually inspected. Bulk samples collected were sent for PLM analysis utilizing standard methods by an accredited and licensed laboratory. Analytical results determined that the following **asbestos-containing materials (ACM)** are present:

- 1) HVAC hot/chill water distribution pipe fitting mastics. (Non-friable)
  - COH Asbestos Hazard Category C-2: No action unless renovation or demolition is planned.
  - Preliminary estimate three-hundred (300) fittings
  - Estimated abatement cost \$15,000 (Negative Pressure Glove-Bag)
- 2) HVAC hot/chill water pipe fitting mastics in mechanical rooms. (Non-friable)
  - COH Asbestos Hazard Category C-2: No action unless renovation or demolition is planned.
  - Estimated abatement cost \$10,000  
(Full containment mechanical rooms)
- 3) Sheetrock joint compound 1951 Addition Mechanical Room. (Friable)
  - COH Asbestos Hazard Category C-2: No action unless renovation or demolition is planned.
  - Preliminary estimated 500 square feet.
  - Estimated abatement cost \$1,000.

- 4) Floor Tile and Mastic (Non-friable)
  - COH Asbestos Hazard Category C-2: No action unless renovation or demolition is planned.
  - Preliminary Estimate six-thousand (6,000) square feet
  - Estimated abatement cost \$12,000
- 5) Asphaltic Roof Flashing Tar (Non-friable)
  - COH Asbestos Hazard Category C-2: No action unless renovation or demolition is planned.
  - Preliminary estimate 24,000 square feet.
  - Estimated abatement cost \$48,000.
- 6) Residual blown-in insulation debris (tops of walls)
  - COH Asbestos Hazard Category C-2: No action unless renovation or demolition is planned.
  - Estimated abatement cost up to \$15,000 to remove plaster walls.

The total estimated abatement cost is \$101,000 with approximately half of the costs associated with the roof flashing mastic removal work. As part of the design phase, TSP will review prior abatement records, if available, to see if roof mastic removal and the residual blown-in insulation work and associated costs can be reduced.

Analytical results determined that there are **no lead based paint (LBP) materials** present. All samples have less than the allowable lead content of 600 ppm lead as defined in the U.S. Consumer Product Safety Commission (CPSC) report dated 10/1/96.



Technology Serving People, Inc. • Environmental Health & Engineering Services

May 17, 2000

Mr. Gabriel Mussio  
Asbestos Program Manager  
City of Houston  
Capital Projects Division  
Department of Public Works & Engineering  
611 Walker, 14th Floor  
Houston, Texas

RE: Asbestos Survey Report  
Lyons Health Center  
5602 Lyons Avenue  
Houston, Texas

Dear Mr. Mussio:

Technology Serving People, Inc. (TSP) conducted a site survey of the above referenced property on April 24, April 26 and May 2, 2000. Site inspections and sample collection were conducted to determine if building materials containing asbestos are present which would require abatement and/or proper disposal prior to any disturbance during planned building renovations. Prior building surveys conducted by McClelland Management Services dated September 13, 1988 and November 18, 1998 were reviewed prior to conducting the confirmation survey. The original building was reported to have been built in 1951 and a new addition added in 1978. Abatement records were not available during the survey.

A modified AHERA format was used for the inspection at this site. Material were not quantified unless they were determined to be asbestos-containing material (ACM). All accessible areas of the building were inspected. All suspect materials were bulk sampled by standard sample protocols and no materials were assumed to be ACM.

The inspection included bulk sampling of suspect materials for PLM analysis for asbestos content. Samples were collected on a random basis in a fashion necessary to determine if asbestos-containing materials (ACM) were present. A minimum of three (3) samples were collected for each suspect material as required by the Texas Asbestos Health Protection Act (TAHPA) requirements. Samples were collected using standard wet methods where friable materials were sampled to reduce the potential for fiber release. A NVLAP accredited lab was used for PLM sample analysis. Suspect materials, identified as ACM by PLM with an asbestos content less than five (5) percent were further analyzed by PLM Point Count

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Methods or Chatfield TEM analysis to further quantify the asbestos content. The following is the report of findings from the survey conducted.

### **PROPERTY DESCRIPTION**

The property at the above referenced address was found to be a one-story health clinic composed of two (2) major building periods as noted above.

The original building interior as noted on attached site plans was reported to have been abated in June of 1990 and is of slab on grade construction. Framing materials are wood. Interior walls are typically plaster construction and the ceilings are vinyl covered fiber glass type. Floors are generally covered with a new 12" X 12" VCT with black border tiles and black/gray on white tiles throughout. The mechanical room has sheetrock walls. The main mechanical systems are roof mounted and fed from the newer construction area by hallway distribution piping. There are two AHUs in the old mechanical room. Hot and chill water distribution piping is typically foam or fiberglass wrapped with an all service jacket and non-friable fitting mastics. Exterior walls were brick veneer. Renovation periods were not determined for the building.

The newer building addition is also of slab on grade type construction with metal framing components. Walls are typically plaster over CMU or sheetrock. Demising corridor walls are sheetrock with plaster on the joints, not joint compound. There are two (2) different suspended ceiling tile types throughout the building. There were four (4) different floor tiles types found in the building. There is one main mechanical room and roof mounted AHUs. Piping is typically fiberglass with mastic on fittings for the HVAC system and PVC on the domestic water lines.

### **ASBESTOS BULK SAMPLE SUMMARY**

All accessible areas of the site were inspected. Suspect materials were bulk sampled and sent for PLM analysis. Suspect materials sampled included:

#### **1951 BUILDING**

##### **Surfacing Materials**

- 1) Plaster wall materials. (Non-friable)

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**Thermal System Insulation (TSI)**

- 1) Hot water fitting mastics (Non-friable) on distribution piping.
- 2) Chill water fitting mastics (Non-friable) on distribution piping.
- 3) HVAC isolation damper cloth (Friable).
- 4) Residual blown-in insulation hallway at employee lounge area on lath at top of wall. (Friable)

**Miscellaneous Materials**

- 1) Typical beige floor tiles/mastic in old Medical Records Room. (Non-friable)
- 2) Typical black and white with black/gray accents throughout. (Non-friable)
- 3) Wall sheetrock and joint compounds in Mechanical Room. (Non-friable)

**1978 BUILDING**

**Surfacing Materials**

- 1) Plaster wall materials. (Non-friable)

**Thermal System Insulation (TSI)**

- 1) Hot/chill water fitting mastics (Non-friable) on distribution piping.
- 2) Domestic water fitting mastics (Non-friable) on distribution piping.

**Miscellaneous Materials**

- 1) Typical beige/brown floor tiles/mastic in clinic rooms. (Non-friable)
- 2) Light beige/brown & blue floor tiles/mastic, in Administration typical. (Non-friable)
- 3) Dark beige tiles/mastic in hallways typical. (Non-friable)
- 4) White with black accents in Auditorium storage room and two (2) closet areas of 1951 Building. (Non-friable)
- 5) Wall sheetrock and plaster joint compounds. (Non-friable)
- 6) Suspended ceiling tiles (two types). (Friable)

The following summarizes the asbestos-containing materials determined to be present.

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**ASBESTOS-CONTAINING MATERIALS (ACM)**

- 1) **HVAC Hot/Chill Water Pipe Fitting Mastics:** There are approximately one-hundred (100) fittings with an ACM fitting mastic applied to them on the HVAC distribution piping. These materials are non-friable and can be removed by standard glove-bag removal methods. The estimated removal cost is \$5,000.
- 2) **HVAC Hot/Chill Pipe Fitting Mastics in Mechanical Rooms:** There are two (2) mechanical rooms with many fittings with an ACM fitting mastic applied to them. These materials are non-friable. We recommend these areas be done under containment due to the large number of fittings. Estimated abatement cost is \$10,000.
- 3) **Sheetrock Joint Compound 1951 Building Mechanical Room:** There are an estimated 500 square feet of sheetrock with an ACM joint compound in the above referenced mechanical room. This will require removal under full containment and will add an estimated \$1,000 to the above referenced mechanical room abatement.
- 4) **Vinyl Asbestos Floor Tiles/Mastics:** There are approximately 6000 square feet of floor tiles and/or mastics in this facility that are asbestos-containing. These materials will require abatement prior to disturbance. They should be maintained with wet cleaning methods and low speed buffing machines.
- 5) **Asphaltic Roof Flashing Tar:** This NESHAP Category I, Non-Friable material does not require abatement but the City of Houston requires it due to other liability issues. There is approximately 24,000 square feet of this material with an estimated abatement cost would be \$48,000.
- 6) **Residual Blown-in Insulation Debris:** During the site inspection, the above referenced material was observed in the 600 Room Series hallway and confirmed by PLM analysis to be an ACM. We could not determine if this material is also in the wall cavities between the plaster walls. We estimate that it would cost \$15,000 to put the total suspect area under containment and remove the walls for inspection and clean these residual materials left from a prior abatement project conducted by others.

No other asbestos-containing materials were determined to be present.



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#### LEAD BASED PAINT SUMMARY

Representative samples of painted surfaces were collected and sent for atomic absorption (AA) analysis to determine if lead based paints (LBP) are present. Suspect materials sampled and their results included:

- 1) White wall paint. (<130 ppm)
- 2) Brown door/trim paint. (110 ppm)
- 3) Yellow wall paint. (<220 ppm)
- 4) Dark yellow door/trim paint. (<510 ppm)
- 5) Black trim paint (1951 Building) (<290 ppm)
- 6) Tan wall paint (1951 Building) (<210 ppm)
- 7) Mechanical room white paint (1951 Building) (420 ppm)
- 8) AHU white paint (1951 Building) (110 ppm)

Analytical results determined that there are **no lead based paint (LBP) materials** present. All samples have less than the allowable lead content of 600 ppm lead as defined in the U.S. Consumer Product Safety Commission (CPSC) report dated 10/1/96.

If you have any questions, please contact us. We appreciate the opportunity to provide these services.

Respectfully,



Bruce Peters, CIH  
TDH Licensed Consultant (TDH # 10-5336)